

**SNAPSHOT of HOME Program Performance--As of 06/30/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Milwaukee County Consortium

State: WI

PJ's Total HOME Allocation Received: \$18,541,331

PJ's Size Grouping\*: B

PJ Since (FY): 1992

| Category   | PJ       | State Average | State Rank        | Nat'l Average | Nat'l Ranking (Percentile):* |         |         |
|--|----------|---------------|-------------------|---------------|------------------------------|---------|---------|
|  |          |               |                   |               | Group                        | B       | Overall |
| Program Progress:  |          |               | PJs in State: 10  |               |                              |         |         |
| % of Funds Committed   | 89.28 %  | 95.58 %       | 9                 | 93.41 %       | 19                           | 19      |         |
| % of Funds Disbursed   | 81.80 %  | 92.00 %       | 9                 | 84.68 %       | 24                           | 29      |         |
| Leveraging Ratio for Rental Activities                           | 7.54     | 3.67          | 1                 | 4.72          | 100                          | 100     |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 74.47 %  | 97.30 %       | 10                | 80.76 %       | 20                           | 19      |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 58.27 %  | 80.81 %       | 10                | 68.18 %       | 26                           | 27      |         |
| Low-Income Benefit:  |          |               |                   |               |                              |         |         |
| % of 0-50% AMI Renters to All Renters                            | 65.46 %  | 76.80 %       | 10                | 80.32 %       | 10                           | 13      |         |
| % of 0-30% AMI Renters to All Renters***                         | 24.23 %  | 51.39 %       | 9                 | 45.16 %       | 14                           | 17      |         |
| Lease-Up:  |          |               |                   |               |                              |         |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 72.68 %  | 87.33 %       | 10                | 95.04 %       | 3                            | 3       |         |
| Overall Ranking:   |          |               | In State: 10 / 10 |               | Nationally: 14 17            |         |         |
| HOME Cost Per Unit and Number of Completed Units:                |          |               |                   |               |                              |         |         |
| Rental Unit  | \$15,551 | \$14,432      |                   | \$26,037      | 194 Units                    | 14.00 % |         |
| Homebuyer Unit   | \$3,669  | \$13,918      |                   | \$14,755      | 506 Units                    | 36.50 % |         |
| Homeowner-Rehab Unit   | \$13,434 | \$15,745      |                   | \$20,487      | 686 Units                    | 49.50 % |         |
| TBRA Unit  | \$0      | \$2,529       |                   | \$3,225       | 0 Units                      | 0.00 %  |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

**Participating Jurisdiction (PJ):** Milwaukee County Consortium WI

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental   | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| <b>PJ:</b>         | \$88,070 | \$33,447  | \$14,148  |
| <b>State:*</b>     | \$63,839 | \$73,605  | \$17,539  |
| <b>National:**</b> | \$92,323 | \$73,745  | \$23,292  |

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.0 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 1.07

|  | Rental %   | Homebuyer %  | Homeowner %  | TBRA %  |  | Rental %   | Homebuyer %  | Homeowner %  | TBRA %  |
|--|--|--|--|---|--|--|--|--|---|
| <b>RACE:</b>                             |  |  |  |   | <b>HOUSEHOLD TYPE:</b>   |  |  |  |   |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">70.4</span> | <span style="border: 1px solid black; padding: 2px;">90.0</span> | <span style="border: 1px solid black; padding: 2px;">94.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Single/Non-Elderly:  | <span style="border: 1px solid black; padding: 2px;">25.4</span> | <span style="border: 1px solid black; padding: 2px;">26.5</span>             | <span style="border: 1px solid black; padding: 2px;">16.9</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">13.4</span> | <span style="border: 1px solid black; padding: 2px;">1.2</span>  | <span style="border: 1px solid black; padding: 2px;">1.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Elderly:   | <span style="border: 1px solid black; padding: 2px;">28.9</span> | <span style="border: 1px solid black; padding: 2px;">0.8</span>              | <span style="border: 1px solid black; padding: 2px;">37.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Related/Single Parent:   | <span style="border: 1px solid black; padding: 2px;">16.2</span> | <span style="border: 1px solid black; padding: 2px;">25.9</span>             | <span style="border: 1px solid black; padding: 2px;">18.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">2.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Related/Two Parent:  | <span style="border: 1px solid black; padding: 2px;">10.6</span> | <span style="border: 1px solid black; padding: 2px;">42.5</span>             | <span style="border: 1px solid black; padding: 2px;">25.8</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Other:   | <span style="border: 1px solid black; padding: 2px;">19.0</span> | <span style="border: 1px solid black; padding: 2px;">4.2</span>              | <span style="border: 1px solid black; padding: 2px;">1.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">1.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| <b>ETHNICITY:</b>                        |  |  |  |   |  |  |  |  |   |
| Hispanic                                 | <span style="border: 1px solid black; padding: 2px;">12.7</span> | <span style="border: 1px solid black; padding: 2px;">7.0</span>  | <span style="border: 1px solid black; padding: 2px;">2.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| <b>HOUSEHOLD SIZE:</b>                   |  |  |  |   | <b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>                               |  |  |  |   |
| 1 Person:                                | <span style="border: 1px solid black; padding: 2px;">41.5</span> | <span style="border: 1px solid black; padding: 2px;">24.8</span> | <span style="border: 1px solid black; padding: 2px;">37.6</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Section 8:   | <span style="border: 1px solid black; padding: 2px;">15.5</span> | <span style="border: 1px solid black; padding: 2px;">0.2</span> <sup>#</sup> |  |   |
| 2 Persons:                               | <span style="border: 1px solid black; padding: 2px;">41.5</span> | <span style="border: 1px solid black; padding: 2px;">14.4</span> | <span style="border: 1px solid black; padding: 2px;">24.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | HOME TBRA:   | <span style="border: 1px solid black; padding: 2px;">0.7</span>  |  |  |   |
| 3 Persons:                               | <span style="border: 1px solid black; padding: 2px;">7.0</span>  | <span style="border: 1px solid black; padding: 2px;">19.6</span> | <span style="border: 1px solid black; padding: 2px;">14.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Other:   | <span style="border: 1px solid black; padding: 2px;">3.5</span>  |  |  |   |
| 4 Persons:                               | <span style="border: 1px solid black; padding: 2px;">7.7</span>  | <span style="border: 1px solid black; padding: 2px;">26.5</span> | <span style="border: 1px solid black; padding: 2px;">10.6</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | No Assistance:   | <span style="border: 1px solid black; padding: 2px;">80.3</span> |  |  |   |
| 5 Persons:                               | <span style="border: 1px solid black; padding: 2px;">2.1</span>  | <span style="border: 1px solid black; padding: 2px;">11.0</span> | <span style="border: 1px solid black; padding: 2px;">7.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| 6 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">2.0</span>  | <span style="border: 1px solid black; padding: 2px;">3.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| 7 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.6</span>  | <span style="border: 1px solid black; padding: 2px;">1.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| 8 or more Persons:                       | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.7</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <b># of Section 504 Compliant Units / Completed Units Since 2001</b> |  |  | <span style="border: 1px solid black; padding: 2px;">75</span>   |   |

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Milwaukee County Consortium

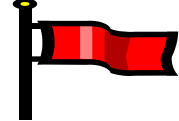
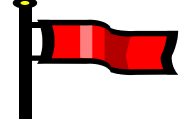
State: WI

Group Rank: 14  
(Percentile)

State Rank: 10 / 10 PJs

Overall Rank: 17  
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS | RED FLAG  |
|-------------------------------------|---|------------|------------|---|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.37%   | 74.47      |   |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 49.28%   | 58.27      |   |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | 65.46      |   |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 90.81%   | 72.68      |  |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 3.070    | 2.72       |   |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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